

Grafton Zoning Bylaw Section 4.2: Proposed Changes

February 6, 2023

This update is proposed for the purpose of updating parking regulations to support new and existing development in the Grafton Historic District ("The Common").

Proposed changes include:

- Exempting Grafton's Historic District from compliance with 4.2.1 General Off-Street Parking and Loading requirements in the Zoning Bylaw.
- Separating parking requirements for Warehouse uses as its own line in 4.2.2 and basing the parking on square footage between 500 and 1,000 sq. ft.;
- Separating Industrial uses as its own line in 4.2.2 and basing the parking on square footage on 500 sq. ft.;
- Changing the unit of measure for Transportation and Utility uses to one parking space for an amount between 500 and 1,000 sq. ft. of gross floor area.

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4.2 Off-Street Parking and Loading

4.2.1 General

Sufficient off-street parking and loading shall be provided to serve all persons needing vehicular access to new structures and uses, and to enlarged, extended, or changed structures and uses to the extent such need is increased by such enlargement, extension, or change. Minimum parking requirements are set forth in the "Off-Street Parking Schedule". The Grafton Common Historic District will be exempt from parking requirements set forth under Section 4.2.2.

4.2.2 Off-Street Parking Schedule

Use	Unit of Measure	Parking spaces required per unit or fraction thereof
One or two family Dwelling	Dwelling unit	2.00
Multi-family Dwelling	Dwelling unit	2.25
Lodging House, Hotel, Motel or Motor Court, Bed and Breakfast Homestay (T.M.5-13-91)	Each guest room or suite	1.00
Nursing and/or Convalescent Home	2 Employees, maximum shift plus 3 beds	1.00 1.00
Recreational use available to the public, Restaurant	3 seats plus each employee maximum shift	1.00 1.00
Other Business use:		

Buildings with less than 2,000 sq. ft. excluding storage area	200 sq. ft. gross floor area excluding storage area	1.00
Buildings with more than 2,000 sq. ft. excluding storage area	150 sq. ft. gross floor area excluding storage area	1.00
Transportation Industrial and Utility Use	1-3 employees, maximum shift 500 - 1,000 sq. ft. of gross floor area (PB Pending)	1.00
Industrial and Warehouse Use (T.M. 10-17-94)	500 sq. ft. gross floor area	1.00
Warehouse Use	500 - 1,000 sq. ft (PB Pending)	1.00